

A. CALL TO ORDER:

A Special Joint Meeting of the Troy City Council and Planning Commission was held on Monday, April 28, 2025 at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 6:02 PM.

B. ROLL CALL:

a)

<u>City Council</u>	<u>Planning Commission</u>
Mayor Ethan Baker	Toby Buechner
Theresa Brooks	Carlton Faison
Rebecca A. Chamberlain-Creanga	Tyler Fox
Hirak Chanda	Michael Hutson-Absent
Mark Gunn	Thomas Krent
David Hamilton	Dave Lambert
Ellen Hodorek-Absent	Jayalakshmi Malalahalli
	Marianna Perakis
	John Tagle

(b) Absent Council Members:

Resolution #2025-04-059

Moved by Baker

Seconded by Hamilton

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Hodorek at the City Council and Planning Commission Special Joint Meeting of April 28, 2025, due to being out of the county.

Yes: Brooks, Chamberlain-Creanga, Chanda, Gunn, Hamilton, Baker

No: None

Absent: Hodorek

MOTION CARRIED**C. PUBLIC COMMENT:**

Joey Colby	Commented on need for a new library
Aaron Green	Commented on need for a new library

D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:

D-1 Proposed New Troy Public Library Building

Mayor Baker welcomed everyone and explained the purpose and objective of this meeting. He clarified that there will be no decisions made at this meeting, and that this meeting is the opportunity for City Council and the Planning Commission to discuss a proposed concept of a new library building.

Library Director Dumas presented the history and steps taken up to today in the direction of a proposed future library.

Peter Bolek of HBM Architects presented a draft proposal for a new library, and discussed the process taken to create this proposal. He said that final schematics and a full cost estimate will be completed by the end of May.

Mayor Pro Tem Gunn asked for clarification regarding the proposed size of the building and if it will fill the space needs for the patrons. Mr. Bolek responded that there are still decisions to be made about the size of the building, with low end to high end sizes possible.

Council Member Chamberlain-Creanga commented that there are demands for meeting/studying spaces from patrons such as students and asked if there are plans for enough of those spaces. Mr. Bolek responded that there are study rooms and meeting areas on every floor of this proposal, and there is built-in flexibility throughout the building. Council Member Chamberlain-Creanga commented that we need to make sure to engage the Troy School District with future discussion.

Mr. Krent commented that he has toured 6 local libraries in the past few weeks and asked those library directors about the aspects of the buildings they're missing, which included more meeting rooms, a loading dock, and storage. Mr. Bolek commented that libraries always need those features, and he has been considering those needs and discussing with the Troy Library staff our specific needs.

Mr. Fox asked Mr. Bolek to discuss the ecological considerations during the design phase. Mr. Bolek commented there are many features to this proposal that are environmentally sustainable and ecological such as the timber, the transparency of the walls, recycled materials, and energy efficiency.

Mr. Faison asked if this building will be visually connected with parks, the skating rink and the Community Center. Mr. Bolek responded that as you move through the area surrounding the proposed library, there will be a natural environment consisting of wetlands and a pond as you head north to the skating rink. Mr. Faison asked who will be traversing the path through the wetland, from which parking area. Mr. Bolek responded that the path to the pond or through the wetland could be for leisure walking, or could be for visitors traveling between other areas of the civic center and the library area.

Council Member Hamilton asked if there could be consideration for parking for The Rink in the planning, such as adding parking to the northern area of the proposed site that could be used for multiple purposes. Mr. Bolek responded that the northern area of the site needs to be reserved for storm water detention and wetlands. Council Member Hamilton commented that

part of the conversation of the bond proposal includes expansion of the Community Center, so that needs to be kept in mind as well.

Mr. Lambert commented that the road at the south end of the site that connects to Civic Center Drive is much needed. Mr. Bolek commented that the design approach for the road was to make it easy and accessible to the parking lot.

Chair Perakis asked if there is a basement planned. Mr. Bolek responded that there is not a planned basement, and instead there are spaces inside and outside the building reserved for mechanical needs. Chair Perakis asked the estimate for project completion if the groundbreaking is in April, 2027. Mr. Bolek responded that given this proposal, he would think 18 months would be a reasonable estimate for construction. Chair Perakis commented about being mindful to access and circulation with the road. Mr. Bolek responded that there is intent to have a defined path to the road with two distinct areas of parking for the library.

Council Member Chanda commented that he would like to see more group study rooms, based on feedback he has received from residents. He commented that it's important to have space available for groups such as the robotics teams, which is included in this proposal.

Vice Chair Malalahalli asked if there is space planned for all current staff, including storage needed for staff, and if there is a technology space planned. Mr. Bolek responded that technology spaces are located throughout the building, including power sources at every table, and wifi throughout the building. He said there is a technology training space on the 3rd floor. He said that they have worked with Director Dumas to plan for all staff spaces and storage spaces needed on each of the 3 floors.

Mr. Tagle asked Mr. Bolek to comment on the national average for space needs, and how this proposal compares. Mr. Bolek said that they worked with ReThinking Libraries, and the data collected from the Troy Library, to arrive to the size of 90,000 sq ft for this proposal. Mr. Tagle asked if there should be a plan for future additional space needs, and if there should be a lower level to hold mechanical aspects instead of using usable space for mechanical. Mr. Bolek commented that they have considered future space needs, and examined the space needs of the existing library building, along with the cost of excavating a basement at the proposed site.

Council Member Brooks asked if there are concerns with flooding or water issues since the site is so close to the wetlands area. Mr. Bolek responded that water and flooding issues have been considered, including the 100-year flood plan. Council Member Brooks asked if the walkway material will be accessible for all visitors, and will it become treacherous in weather. Mr. Bolek responded that the presentation is just an artistic representation, but the material will have traction.

Mr. Buechner asked about the outside square footage. Mr. Bolek responded that there is an area to the north outside the children's space and the 2nd floor roof terrace to be developed for outdoor programming. Mr. Buechner asked Director Dumas for the input that's been received from staff and the Friends of the Library. Director Dumas discussed the process for obtaining staff input, and she said the engagement with staff will continue throughout the process. She said that for the most part, staff is thrilled with the design and HBM has incorporated just about everything that staff prioritized. She said that the Friends of the Library have been engaged as well, and one of the priorities is to provide them a gift shop and book shop on the first floor of the proposed building, and that their storage needs are met adequately.

Mayor Baker asked Director Dumas if there have been thoughts of space needs for future staffing and future operations. She responded that the Troy Public Library has a fairly large staff at this time, and the new building will bring changes to operations so there have already been discussions about the potential changes needed.

E. OTHER BUSINESS:

F. ADJOURNMENT:

The Meeting **ADJOURNED** at 7:51 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**

May 5, 2025	Regular Meeting
May 19, 2025	Regular Meeting
June 9, 2025	Regular Meeting
June 30, 2025	Regular Meeting
July 14, 2025.....	Regular Meeting
July 28, 2025.....	Regular Meeting
August 11, 2025.....	Regular Meeting
August 25, 2025.....	Regular Meeting
September 8, 2025	Regular Meeting
September 29, 2025	Regular Meeting
October 6, 2025	Regular Meeting
October 20, 2025	Regular Meeting
November 10, 2025	Regular Meeting
November 17, 2025	Regular Meeting
December 1, 2025	Regular Meeting
December 15, 2025	Regular Meeting